

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** Skyway / Area 25

**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 250

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
<b>2009 Value</b>	\$102,100	\$155,200	\$257,300			
<b>2010 Value</b>	\$102,100	\$151,100	\$253,200	\$278,700	90.9%	14.11%
<b>Change</b>	\$0	-\$4,100	-\$4,100			
<b>% Change</b>	0.0%	-2.6%	-1.6%			

\*COV is a measure of uniformity; the lower the number the better the uniformity.

\*\* Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
<b>2009 Value</b>	\$108,100	\$145,300	\$253,400
<b>2010 Value</b>	\$108,100	\$141,300	\$249,400
<b>Percent Change</b>	0.0%	-2.8%	-1.6%

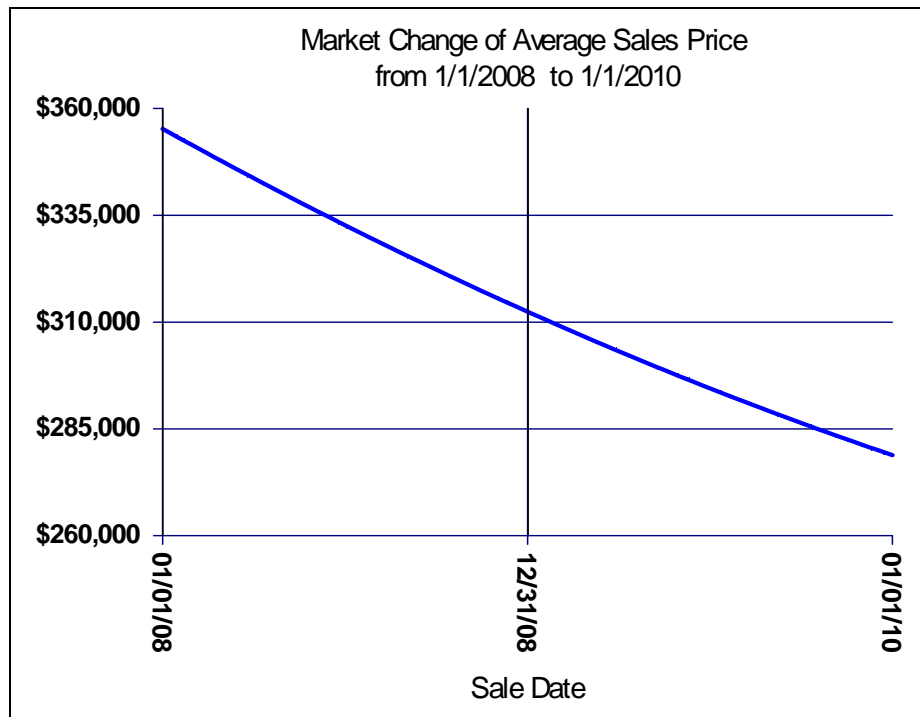
Number of one to three unit residences in the Population: 5593

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

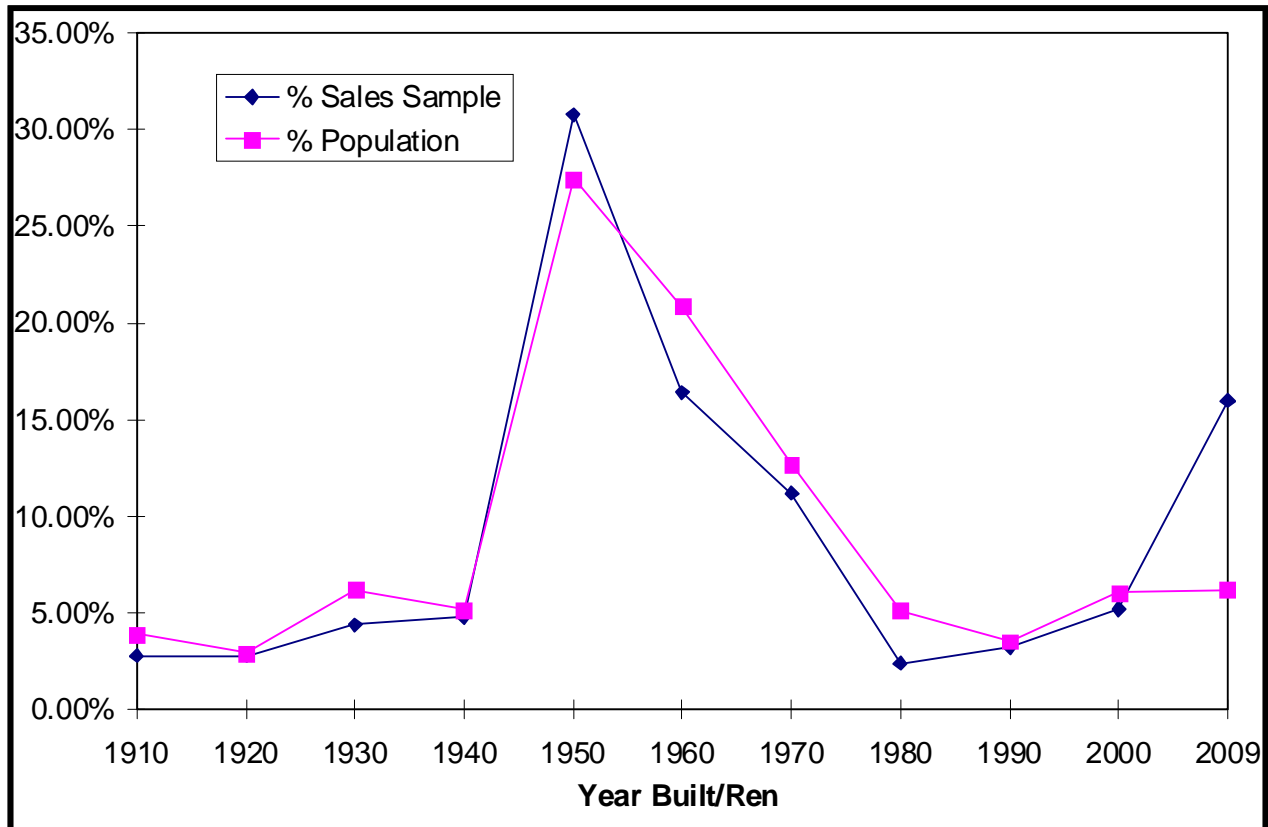
**Market Change of Average Sale Price in Area 25  
From 1/1/08 to 1/1/10**



### Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	7	2.80%
1920	7	2.80%
1930	11	4.40%
1940	12	4.80%
1950	77	30.80%
1960	41	16.40%
1970	28	11.20%
1980	6	2.40%
1990	8	3.20%
2000	13	5.20%
2009	40	16.00%
	250	

Population		
Year Built/Ren	Frequency	% Population
1910	218	3.90%
1920	164	2.93%
1930	347	6.20%
1940	289	5.17%
1950	1535	27.45%
1960	1166	20.85%
1970	709	12.68%
1980	285	5.10%
1990	197	3.52%
2000	337	6.03%
2009	346	6.19%
	5593	

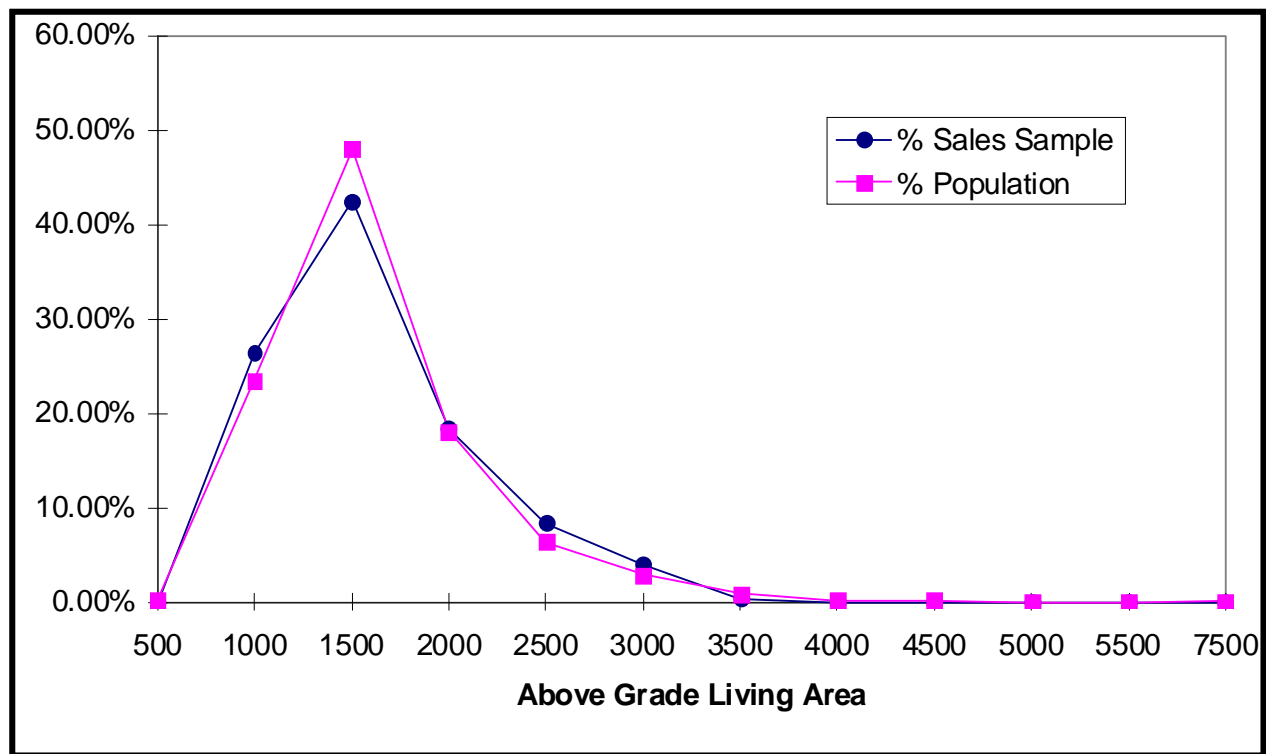


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	66	26.40%
1500	106	42.40%
2000	46	18.40%
2500	21	8.40%
3000	10	4.00%
3500	1	0.40%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	250	

<b>Population</b>		
AGLA	Frequency	% Population
500	13	0.23%
1000	1309	23.40%
1500	2684	47.99%
2000	1010	18.06%
2500	354	6.33%
3000	160	2.86%
3500	46	0.82%
4000	7	0.13%
4500	7	0.13%
5000	0	0.00%
5500	0	0.00%
7500	3	0.05%
	5593	

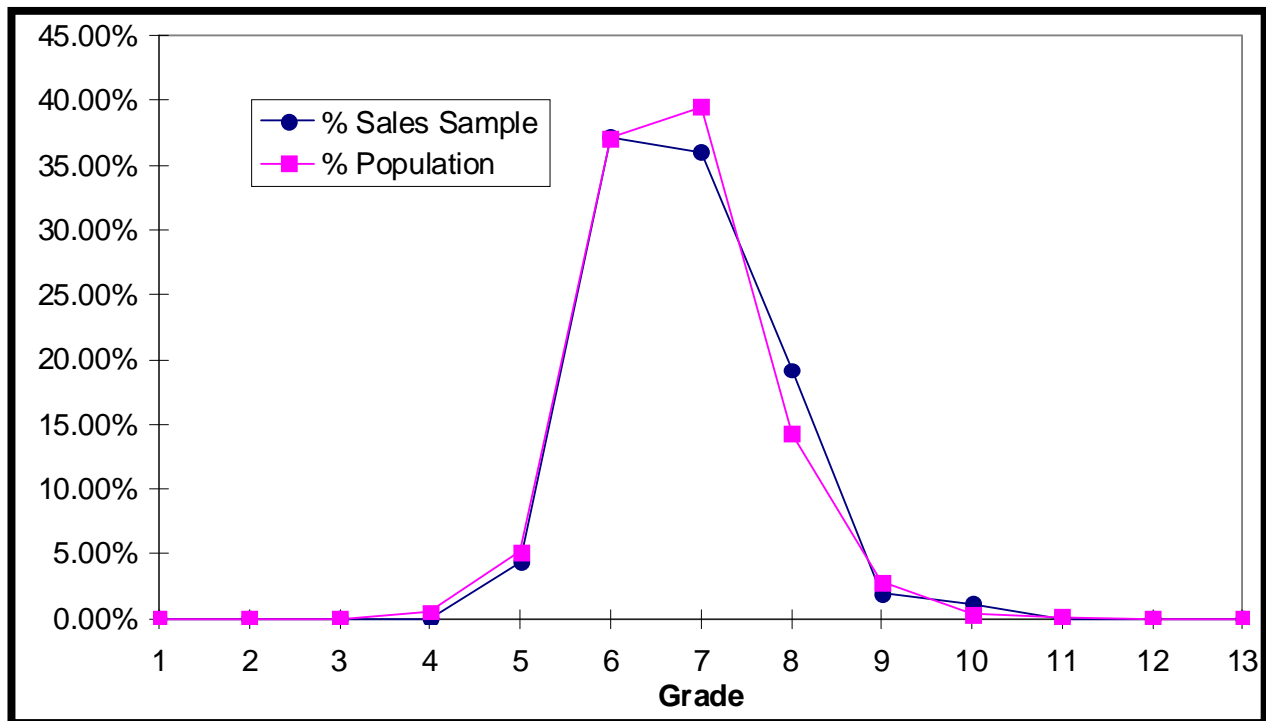


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

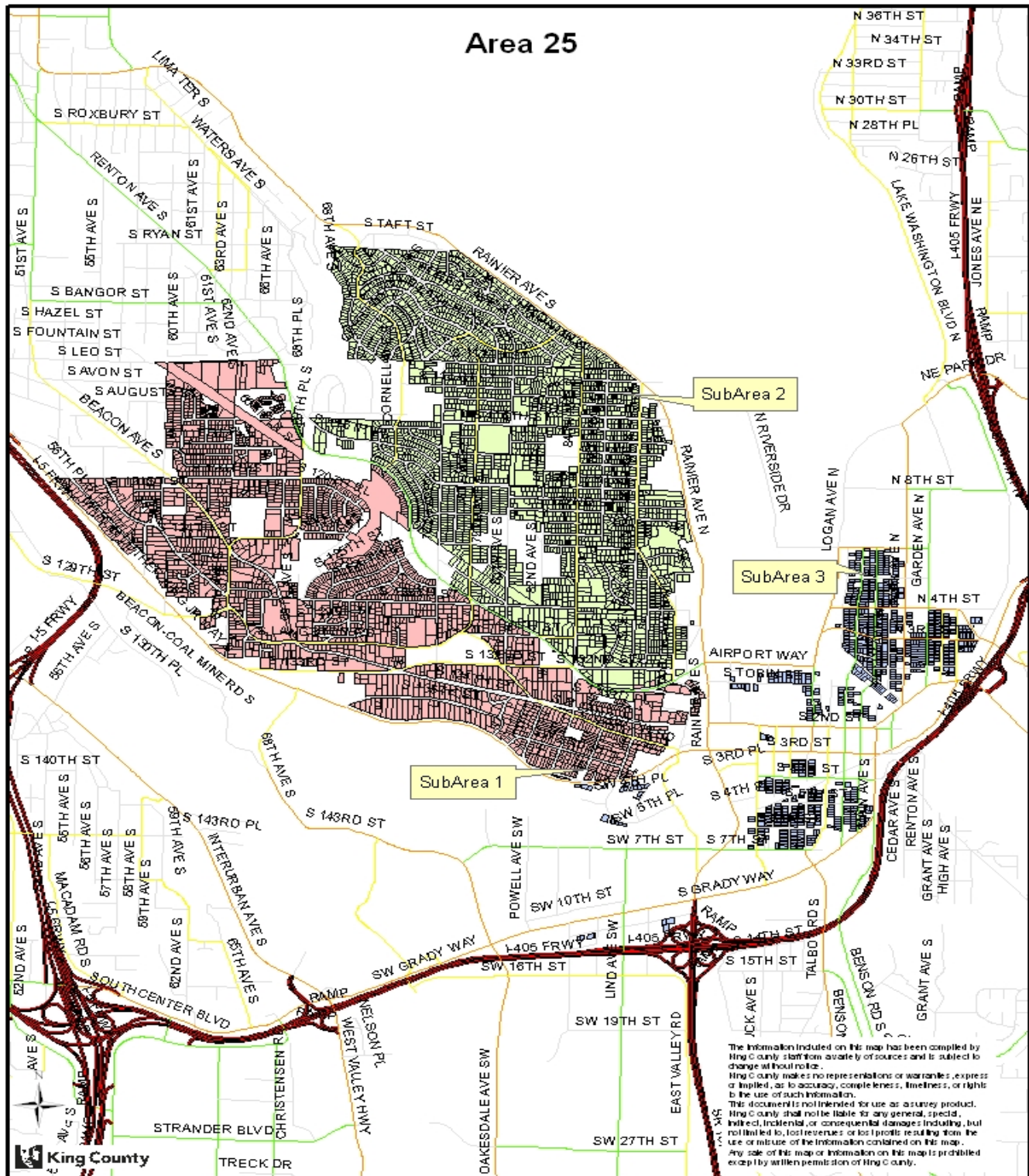
### Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	4.40%
6	93	37.20%
7	90	36.00%
8	48	19.20%
9	5	2.00%
10	3	1.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
250		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	30	0.54%
5	289	5.17%
6	2074	37.08%
7	2211	39.53%
8	798	14.27%
9	160	2.86%
10	19	0.34%
11	9	0.16%
12	2	0.04%
13	1	0.02%
5593		



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.



# Annual Update Process

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: May 20, 2010***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Data Utilized***

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land Update***

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.0, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 250 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / 0.9380766 x .925\*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

\* See Assessor's instructions page 33.



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the -1.6 % Change indicated by the sales sample is used to arrive at new total value  $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 0.984$
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the -1.6 % Change as indicated by the sales sample is used to arrive at a new total value.  $(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 0.984$
- \*If land value  $\leq \$1,000$  no adjustment is applied.
- \*If improvements and accessories  $\leq \$1,000$  no further adjustment applied.
- \* If adjusted land value falls  $< \$1,000$ , then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls  $< \$1,000$ , then improvement value = \$1,000 or previous, whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

Mobile Homes received the -1.6 % Change indicated by the sales sample.

$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * 0.984$

## ***Model Validation***

The resulting assessment level is 90.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -1.6%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

## Area 25 Annual Update Model Adjustments

**2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

### Standard Area Adjustment

-1.39%

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 25 Sale Price changes** (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

<b>Market Adjustment to 1/1/2010</b>		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.784	-21.6%
2/1/2008	0.793	-20.7%
3/1/2008	0.802	-19.8%
4/1/2008	0.811	-18.9%
5/1/2008	0.820	-18.0%
6/1/2008	0.829	-17.1%
7/1/2008	0.838	-16.2%
8/1/2008	0.847	-15.3%
9/1/2008	0.856	-14.4%
10/1/2008	0.865	-13.5%
11/1/2008	0.874	-12.6%
12/1/2008	0.883	-11.7%
1/1/2009	0.892	-10.8%
2/1/2009	0.901	-9.9%
3/1/2009	0.910	-9.0%
4/1/2009	0.919	-8.1%
5/1/2009	0.928	-7.2%
6/1/2009	0.937	-6.3%
7/1/2009	0.946	-5.4%
8/1/2009	0.955	-4.5%
9/1/2009	0.964	-3.6%
10/1/2009	0.973	-2.7%
11/1/2009	0.982	-1.8%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

<b>Example:</b>	<b>Sales Price</b>	<b>Sales Date</b>	<b>Adjustment factor</b>	<b>Adjusted Sales price*</b>
Sale 1	\$525,000	4/1/2008	0.811	\$426,000
Sale 2	\$475,000	10/1/2009	0.973	\$462,000
Sale 3	\$515,000	7/1/2009	0.946	\$487,000

\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 25 is  $(.9380766 + 2.772822E-04 * \text{SaleDay}) / 0.9380766$

$\text{SaleDay} = \text{SaleDate} - 40179$

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

District/Team: WC /Team 2	Appr. Date: 01/01/2009	Date of Report: 05/20/2010	Sales Dates: 1/2008 - 12/2009
Area Skyway / 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	250		
Mean Assessed Value	257,300		
Mean Adj. Sales Price	278,700		
Standard Deviation AV	67,433		
Standard Deviation SP	77,941		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.930		
Weighted Mean Ratio	0.923		
UNIFORMITY			
Lowest ratio	0.617		
Highest ratio:	1.251		
Coefficient of Dispersion	11.35%		
Standard Deviation	0.132		
Coefficient of Variation	14.12%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.903		
Upper limit	0.953		
95% Confidence: Mean			
Lower limit	0.922		
Upper limit	0.955		
SAMPLE SIZE EVALUATION			
N (population size)	5593		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.132		
Recommended minimum:	28		
Actual sample size:	250		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	136		
# ratios above mean:	114		
z:	1.391		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

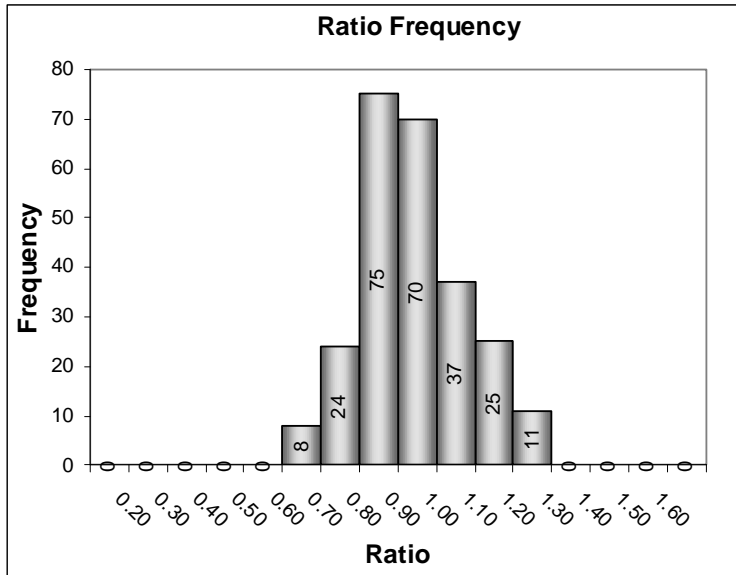
Ratio Frequency

Ratio	Frequency
0.60-0.70	8
0.70-0.80	24
0.80-0.90	75
0.90-1.00	70
1.00-1.10	37
1.10-1.20	25
1.20-1.30	11

COMMENTS:

1 to 3 Unit Residences throughout area 25

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010



### COMMENTS:

1 to 3 Unit Residences throughout area 25

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

# Annual Update Ratio Study Report (After)

## 2010 Assessments

District/Team: WC /Team 2	Appr. Date: 01/01/2010	Date of Report: 05/20/2010	Sales Dates: 1/2008 - 12/2009
Area Skyway / 25	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	250		
Mean Assessed Value	253,200		
Mean Sales Price	278,700		
Standard Deviation AV	66,465		
Standard Deviation SP	77,941		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.923		
Median Ratio	0.915		
Weighted Mean Ratio	0.909		
UNIFORMITY			
Lowest ratio	0.607		
Highest ratio:	1.229		
Coefficient of Dispersion	11.35%		
Standard Deviation	0.130		
Coefficient of Variation	14.11%		
Price Related Differential (PRD)	1.016		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.890		
Upper limit	0.935		
95% Confidence: Mean			
Lower limit	0.907		
Upper limit	0.939		
SAMPLE SIZE EVALUATION			
N (population size)	5593		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.130		
Recommended minimum:	27		
Actual sample size:	250		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	136		
# ratios above mean:	114		
z:	1.391		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

Ratio Frequency

Ratio	Frequency
0.60-0.70	10
0.70-0.80	34
0.80-0.90	73
0.90-1.00	73
1.00-1.10	27
1.10-1.20	29
1.20-1.30	4
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout area 25.

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

### COMMENTS:

1 to 3 Unit Residences throughout area 25.

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### ***Residential Building Grades***

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	768960	0835	11/7/08	\$170,000	\$149,000	710	6	1943	3	8784	N	N	7224 S 128TH ST
001	781280	1670	5/18/09	\$165,000	\$154,000	810	6	1944	3	6050	N	N	12024 69TH AVE S
001	182305	9111	4/11/08	\$194,000	\$158,000	820	6	1941	3	6961	Y	N	94 HARDIE AVE SW
001	768960	0555	12/10/08	\$180,000	\$159,000	700	6	1943	3	7140	N	N	7201 S 126TH ST
001	768960	0585	12/4/09	\$165,000	\$164,000	710	6	1943	3	9120	N	N	7027 S 126TH ST
001	781280	1515	7/16/09	\$180,900	\$172,000	820	6	1944	3	7470	N	N	6905 S 120TH PL
001	781320	0025	3/6/08	\$215,000	\$173,000	1150	6	1944	4	6318	N	N	12019 70TH PL S
001	217140	0215	2/7/08	\$219,000	\$174,000	790	6	1943	3	10000	N	N	12034 62ND AVE S
001	039900	0025	11/18/08	\$199,950	\$176,000	1360	6	1954	3	5967	N	N	6222 S 118TH PL
001	768960	0780	6/21/08	\$214,950	\$179,000	670	6	1943	3	7860	N	N	7211 S 127TH ST
001	768960	0710	5/13/09	\$200,000	\$186,000	1080	6	1943	3	8400	N	N	7230 S 127TH ST
001	039900	0230	7/21/08	\$222,000	\$187,000	960	6	1952	4	7500	N	N	6221 S 119TH ST
001	781280	1780	6/25/09	\$200,000	\$189,000	790	6	1944	3	6240	N	N	6824 S 124TH ST
001	396930	0115	2/25/08	\$245,000	\$196,000	1310	6	1943	3	8880	N	N	12721 76TH AVE S
001	787840	0144	8/26/09	\$209,000	\$201,000	1010	6	1947	3	7500	Y	N	7027 S LANGSTON RD
001	039920	0030	6/17/08	\$250,000	\$208,000	1560	6	1962	3	6391	N	N	6211 S 116TH ST
001	798980	0016	6/11/08	\$250,000	\$208,000	1420	6	1940	3	9706	N	N	11100 59TH AVE S
001	781280	1755	3/19/08	\$260,000	\$210,000	790	6	1944	3	6380	N	N	12053 69TH AVE S
001	758020	0455	4/23/08	\$259,950	\$212,000	960	6	1943	3	11250	N	N	12747 RENTON AVE S
001	214370	0825	6/10/09	\$228,000	\$214,000	740	6	1943	3	14760	N	N	1012 SW 4TH PL
001	298880	0056	12/1/09	\$220,000	\$218,000	820	6	1941	3	10815	Y	N	7640 S 135TH ST
001	768960	0105	5/20/08	\$264,000	\$218,000	1060	6	1943	3	10920	N	N	7014 S 125TH ST
001	396930	0040	9/19/08	\$254,000	\$219,000	760	6	2008	3	8294	N	N	12640 74TH PL S
001	768960	0410	10/12/09	\$224,988	\$220,000	850	6	1943	3	7200	N	N	7026 S 126TH ST
001	396930	0095	5/19/09	\$239,000	\$223,000	1320	6	1943	3	7620	N	N	7438 S 128TH ST
001	039900	0085	2/25/08	\$281,500	\$225,000	1180	6	1954	3	6000	N	N	6241 S 118TH PL
001	039920	0015	11/16/09	\$233,000	\$230,000	1370	6	1961	4	6556	N	N	6229 S 116TH ST
001	112304	9006	2/6/08	\$290,000	\$230,000	910	6	1954	3	10624	N	N	5549 S 120TH ST
001	018500	0118	5/5/09	\$249,950	\$232,000	980	6	1946	3	7500	N	N	12030 56TH PL S
001	039900	0165	9/18/08	\$269,000	\$232,000	790	6	1954	3	6000	N	N	6024 S 119TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	112304	9081	10/1/09	\$238,350	\$232,000	1250	6	1942	3	6618	N	N	6436 S 118TH ST
001	214370	0535	10/28/08	\$270,000	\$236,000	580	6	1999	3	9560	Y	N	811 SW LANGSTON RD
001	768960	0315	9/25/09	\$245,000	\$238,000	1590	6	1946	4	9960	N	N	7219 S 125TH ST
001	747190	0035	6/23/09	\$264,500	\$249,000	1350	6	1961	3	6678	N	N	309 POWELL AVE SW
001	112304	9055	9/10/08	\$309,000	\$265,000	1170	6	1943	3	11550	N	N	12028 64TH AVE S
001	182305	9207	12/31/09	\$284,500	\$284,000	940	6	1945	4	7840	N	N	510 SW LANGSTON RD
001	787840	0146	2/14/08	\$369,980	\$295,000	1320	6	1946	3	10200	Y	N	7017 S LANGSTON RD
001	781280	1860	3/27/09	\$324,000	\$297,000	1230	6	1944	3	6050	N	N	12016 68TH AVE S
001	214370	0918	5/26/09	\$227,000	\$212,000	1140	7	1988	3	5200	N	N	357 EARLINGTON AVE SW
001	781280	1436	10/2/08	\$249,000	\$215,000	960	7	1956	4	9000	N	N	12016 71ST AVE S
001	780540	0120	7/14/09	\$230,000	\$218,000	1650	7	1999	3	3147	N	N	11502 62ND AVE S
001	788720	0165	6/17/08	\$279,000	\$233,000	1780	7	1986	4	10820	N	N	12818 65TH AVE S
001	214370	0620	6/17/09	\$249,950	\$235,000	1390	7	1983	3	9840	N	N	250 POWELL AVE SW
001	788720	0025	9/15/08	\$274,000	\$236,000	1150	7	1986	3	9290	N	N	12802 64TH AVE S
001	781250	0120	7/9/08	\$300,000	\$252,000	1328	7	2000	3	4178	N	N	5814 S 122ND ST
001	637040	0130	4/16/09	\$280,000	\$258,000	1330	7	1964	3	9600	N	N	6151 S 125TH ST
001	094900	0089	4/4/08	\$325,500	\$264,000	1060	7	1962	3	8505	N	N	12040 66TH AVE S
001	039920	0135	8/25/08	\$315,000	\$269,000	1170	7	1963	3	6500	N	N	6227 S 117TH ST
001	637040	0020	8/18/08	\$315,500	\$269,000	1530	7	1968	3	7320	N	N	5936 S 125TH ST
001	788720	0320	3/21/08	\$335,000	\$271,000	1140	7	1997	3	5063	N	N	13018 64TH AVE S
001	000380	0009	7/24/08	\$325,000	\$274,000	1240	7	1963	3	14659	Y	N	5594 S LANGSTON RD
001	217140	0123	12/23/08	\$308,250	\$274,000	1140	7	1964	3	7700	Y	N	12047 62ND AVE S
001	781250	0250	3/24/08	\$340,000	\$275,000	1550	7	2000	3	3337	N	N	12243 58TH PL S
001	039900	0145	9/24/08	\$333,000	\$287,000	1010	7	1957	3	10040	N	N	6003 S 118TH PL
001	683320	0040	8/25/09	\$300,000	\$289,000	2010	7	2004	3	4225	N	N	5559 S 120TH ST
001	039920	0085	6/30/08	\$350,000	\$293,000	1510	7	1957	3	7340	N	N	11717 64TH AVE S
001	214480	0225	11/2/09	\$299,000	\$294,000	1750	7	1959	3	6375	N	N	12852 80TH AVE S
001	780600	0095	10/27/08	\$338,000	\$295,000	1550	7	1961	3	8174	Y	N	6904 S 130TH ST
001	214370	0404	1/16/08	\$375,000	\$296,000	2040	7	1900	3	7200	N	N	274 THOMAS AVE SW
001	214480	0695	6/24/09	\$320,000	\$302,000	1060	7	1961	3	12285	N	N	8000 S 134TH ST
001	112304	9159	5/29/08	\$368,000	\$305,000	1530	7	1955	3	21750	N	N	6439 S 124TH ST



**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	039920	0185	3/20/08	\$387,000	\$312,000	1380	7	1959	3	7000	N	N	6237 S 117TH PL
001	781250	0130	12/15/09	\$325,000	\$323,000	2368	7	2000	3	4095	N	N	5808 S 122ND ST
001	781350	0090	7/3/08	\$300,000	\$251,000	1640	8	2007	3	3326	N	N	12719 67TH PL S
001	781350	0060	7/7/08	\$320,000	\$269,000	2250	8	2007	3	3372	N	N	12730 67TH PL S
001	781350	0010	7/3/08	\$324,000	\$272,000	1960	8	2007	3	3414	N	N	12760 67TH PL S
001	781350	0070	7/7/08	\$328,000	\$275,000	2000	8	2007	3	3264	N	N	12724 67TH PL S
001	788720	0485	5/11/09	\$300,000	\$279,000	1960	8	1955	3	15600	Y	N	13111 66TH AVE S
001	427990	0430	8/21/08	\$337,000	\$287,000	1340	8	2000	3	9426	N	N	11405 60TH AVE S
001	217200	0898	12/23/09	\$300,000	\$299,000	1100	8	2008	3	3666	N	N	6319 S 126TH PL
001	683320	0050	8/21/09	\$337,500	\$324,000	1220	8	1967	3	8446	N	N	5749 S 121ST ST
001	182305	9128	9/25/09	\$334,900	\$325,000	1510	8	1959	4	7039	Y	N	13320 88TH AVE S
001	781350	0030	3/31/08	\$410,500	\$333,000	1960	8	2007	3	3150	N	N	12748 67TH PL S
001	142304	9038	4/21/08	\$415,000	\$339,000	1693	8	2001	3	43427	Y	N	6607 S 132ND ST
001	217140	0202	9/10/08	\$395,000	\$339,000	2660	8	2004	3	4806	N	N	12215 64TH AVE S
001	217200	0890	9/24/09	\$350,000	\$340,000	2560	8	2007	3	6238	N	N	6331 S 126TH PL
001	217200	0902	10/19/09	\$350,000	\$342,000	2560	8	2007	3	6227	N	N	6326 S 126TH PL
001	217200	0897	8/14/09	\$365,000	\$350,000	2750	8	2007	3	6227	N	N	6325 S 126TH PL
001	217140	0082	2/11/09	\$395,000	\$357,000	2369	8	2001	3	6404	N	N	12015 62ND AVE S
001	217200	0895	2/12/08	\$504,950	\$402,000	2560	8	2007	3	6240	N	N	6332 S 126TH PL
001	214370	0973	7/10/09	\$425,000	\$403,000	1600	8	2008	3	5888	N	N	819 SW 3RD PL
001	217200	0903	12/11/08	\$505,000	\$447,000	2750	8	2008	3	8031	N	N	6320 S 126TH PL
001	781350	0100	3/13/08	\$390,000	\$314,000	1740	9	2006	3	3135	N	N	12749 67TH PL S
001	781350	0080	2/25/08	\$445,000	\$356,000	2180	9	2007	3	6285	N	N	12718 67TH PL S
002	122304	9122	1/23/08	\$183,000	\$145,000	610	5	1940	4	6190	N	N	6924 S 116TH PL
002	118000	3175	10/22/09	\$165,000	\$162,000	850	6	1924	3	6000	N	N	8529 S 117TH PL
002	405880	2250	6/11/09	\$176,000	\$165,000	820	6	1948	3	6840	N	N	11028 CRESTWOOD DR S
002	781280	0130	6/5/08	\$200,000	\$166,000	1170	6	1944	3	9216	N	N	11637 76TH AVE S
002	781280	1165	8/26/09	\$175,400	\$169,000	790	6	1944	3	6360	N	N	7219 S 120TH ST
002	118000	5400	10/9/08	\$204,500	\$177,000	770	6	1948	3	6000	N	N	8508 S 121ST ST
002	765700	0130	10/5/09	\$181,950	\$177,000	810	6	1944	3	7467	N	N	12034 78TH AVE S
002	426820	0035	10/5/09	\$185,000	\$180,000	660	6	1948	3	9438	N	N	8810 S 121ST ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	765700	0525	11/14/08	\$211,500	\$186,000	810	6	1944	3	7980	N	N	12228 77TH AVE S
002	781280	0805	9/29/08	\$216,800	\$187,000	820	6	1944	3	6720	N	N	12028 75TH AVE S
002	118000	5320	7/9/09	\$209,000	\$198,000	930	6	1925	3	6000	N	N	12017 87TH AVE S
002	405880	1130	9/25/08	\$229,950	\$198,000	940	6	1942	3	7645	N	N	11015 WOODLEY AVE S
002	405880	2085	1/16/08	\$252,200	\$199,000	820	6	1943	4	7260	N	N	10831 CRESTWOOD DR S
002	118000	3255	8/18/08	\$240,000	\$204,000	1030	6	1934	3	6000	N	N	8542 S 118TH ST
002	781280	1160	8/12/08	\$241,500	\$205,000	820	6	1944	3	7140	N	N	7215 S 120TH ST
002	118000	2240	9/29/08	\$240,000	\$207,000	1390	6	1930	3	6000	N	N	8428 S 117TH ST
002	118000	5750	4/9/08	\$260,000	\$211,000	560	6	1930	3	3000	Y	N	8219 S 121ST ST
002	118000	3785	5/7/08	\$260,900	\$214,000	840	6	1936	4	6000	N	N	8516 S 119TH ST
002	781280	0340	10/22/09	\$219,000	\$214,000	790	6	1944	3	6825	N	N	7217 S 116TH ST
002	118000	6290	4/18/08	\$264,500	\$216,000	800	6	1944	5	5500	N	N	8020 S 123RD ST
002	765760	0080	6/15/08	\$260,000	\$217,000	1280	6	1944	3	7068	N	N	12027 77TH AVE S
002	781280	1145	7/8/09	\$230,000	\$218,000	810	6	1944	5	8658	N	N	7205 S 120TH ST
002	765700	0515	3/26/08	\$272,000	\$220,000	1190	6	1946	3	7920	N	N	12216 77TH AVE S
002	781280	0691	4/11/08	\$270,000	\$220,000	820	6	1944	3	7840	N	N	12009 76TH AVE S
002	758020	0096	5/11/09	\$237,000	\$221,000	1350	6	1958	3	6375	N	N	12433 79TH AVE S
002	765700	0665	12/10/09	\$225,000	\$224,000	1410	6	1946	3	7860	N	N	12221 79TH AVE S
002	781280	0615	7/24/08	\$265,000	\$224,000	820	6	1944	3	6890	N	N	7500 S 120TH ST
002	758020	0370	6/24/08	\$274,500	\$229,000	1070	6	1941	3	12460	N	N	12612 78TH AVE S
002	413680	0070	3/24/08	\$285,000	\$230,000	1690	6	1936	3	4300	Y	N	11629 88TH AVE S
002	118000	0725	6/27/08	\$280,000	\$234,000	940	6	1956	3	4300	N	N	8435 S 114TH ST
002	118000	0565	8/24/09	\$245,000	\$236,000	1250	6	1925	3	3000	Y	N	8425 S 113TH ST
002	413680	0200	11/4/09	\$239,950	\$236,000	850	6	1941	5	5389	N	N	8819 S 116TH PL
002	928280	1850	2/27/09	\$260,000	\$236,000	1210	6	1943	4	6000	N	N	7856 S 113TH ST
002	118000	3035	1/22/08	\$299,950	\$237,000	1390	6	1920	3	9000	N	N	11742 87TH AVE S
002	214480	0040	1/2/08	\$308,950	\$242,000	1290	6	1942	3	31886	N	N	8055 S 128TH ST
002	670620	0060	8/26/09	\$263,950	\$254,000	1320	6	2004	3	7920	N	N	11819 78TH AVE S
002	758020	0105	7/1/08	\$317,500	\$266,000	1580	6	1950	3	10875	N	N	12419 79TH AVE S
002	781280	0205	9/6/09	\$292,500	\$282,000	790	6	1944	3	6300	N	N	7443 S 116TH PL
002	809360	0015	6/9/08	\$343,000	\$285,000	990	6	1947	3	6784	N	N	261 TAYLOR AVE NW

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	758020	0020	4/29/08	\$368,000	\$301,000	1320	6	1947	5	10875	N	N	12426 79TH AVE S
002	381000	0485	5/8/08	\$373,000	\$307,000	1320	6	1941	3	7503	N	N	8040 S 118TH ST
002	118000	1220	3/12/08	\$385,000	\$310,000	1400	6	1930	4	5145	N	N	8423 S 115TH ST
002	163760	0065	9/29/09	\$360,000	\$350,000	1660	6	1936	3	15525	N	N	8214 S 128TH ST
002	420440	0335	4/10/08	\$214,000	\$174,000	1050	7	1944	3	10027	N	N	207 TAYLOR AVE NW
002	118000	1570	12/17/09	\$180,000	\$179,000	860	7	1977	3	6000	Y	N	11535 87TH AVE S
002	405820	0685	5/1/09	\$210,000	\$195,000	1300	7	1949	3	6960	N	N	8114 S 112TH ST
002	928280	0135	12/24/09	\$205,000	\$205,000	870	7	1952	3	6000	N	N	7650 S 113TH ST
002	122304	9148	9/22/08	\$255,000	\$220,000	1360	7	1964	4	10725	N	N	8237 S 126TH PL
002	118000	1010	5/16/08	\$270,000	\$223,000	1140	7	1908	3	6000	N	N	8507 S 115TH ST
002	405820	0295	2/11/09	\$255,000	\$231,000	1230	7	1952	4	5900	Y	N	10909 DIXON DR S
002	072305	9072	9/29/08	\$285,000	\$246,000	1280	7	1957	3	7590	N	N	8547 S 124TH ST
002	405880	0060	3/13/08	\$315,000	\$254,000	1750	7	1950	5	6600	N	N	11044 WOODWARD AVE S
002	405880	1205	12/11/09	\$257,000	\$255,000	1030	7	1943	3	7488	N	N	10810 CORNELL AVE S
002	758020	0410	3/26/08	\$315,000	\$255,000	1340	7	1943	3	9750	N	N	7846 S 128TH ST
002	866490	0020	2/13/08	\$320,000	\$255,000	1520	7	1983	3	6622	N	N	11412 82ND PL S
002	405820	1365	6/19/09	\$273,000	\$257,000	990	7	1950	3	5712	N	N	7656 S MISSION DR
002	381000	0051	8/24/09	\$270,000	\$260,000	1590	7	1974	3	7200	N	N	8248 S 114TH ST
002	405820	0520	12/4/08	\$296,000	\$262,000	920	7	1950	3	6292	N	N	8014 S LAKERIDGE DR
002	670620	0050	9/29/08	\$310,950	\$269,000	1400	7	1966	3	7920	N	N	11821 78TH AVE S
002	118000	5160	5/27/08	\$328,000	\$271,000	1040	7	1955	3	6000	N	N	8438 S 121ST ST
002	118000	4955	5/21/08	\$330,000	\$272,000	820	7	1955	3	6000	Y	N	8241 S 120TH ST
002	405820	1130	7/1/08	\$325,000	\$272,000	1580	7	1951	3	7564	Y	N	7738 S MISSION DR
002	405820	0255	7/9/08	\$325,000	\$273,000	980	7	1957	3	14235	N	N	11057 84TH AVE S
002	420240	0375	3/20/08	\$339,500	\$274,000	1200	7	1963	3	5954	N	N	407 TAYLOR PL NW
002	214480	0045	9/17/09	\$284,650	\$276,000	1200	7	1966	5	34327	Y	N	8033 S 128TH ST
002	670630	0090	6/9/08	\$333,000	\$277,000	1280	7	1967	3	6426	N	N	7622 S 120TH ST
002	405820	1220	6/9/08	\$334,000	\$278,000	1240	7	1950	4	7680	N	N	7723 S MISSION DR
002	118000	1105	6/27/09	\$297,750	\$281,000	1110	7	1946	3	3250	Y	N	11519 87TH AVE S
002	174300	0030	6/2/08	\$340,500	\$282,000	1350	7	1960	3	7378	N	N	8047 S 117TH ST
002	670630	0110	9/15/09	\$295,000	\$286,000	1660	7	1967	3	11110	N	N	11845 77TH AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	928280	0195	8/18/08	\$349,950	\$298,000	1550	7	1952	4	6000	N	N	7626 S 113TH ST
002	946000	0050	6/1/09	\$319,000	\$299,000	1200	7	1962	3	6500	N	N	365 TAYLOR AVE NW
002	122304	9165	10/14/08	\$348,000	\$302,000	1300	7	1968	3	9450	Y	N	8220 S 120TH ST
002	405880	2040	9/23/08	\$350,000	\$302,000	2450	7	1993	3	7800	N	N	10832 LAKERIDGE DR S
002	118000	4890	10/21/08	\$350,000	\$305,000	1500	7	1961	3	7500	Y	N	8205 S 120TH ST
002	381000	0875	6/18/09	\$325,000	\$306,000	1390	7	1957	3	10450	N	N	7920 S 120TH ST
002	670620	0180	4/15/08	\$375,000	\$306,000	1540	7	1965	3	6355	N	N	11842 77TH AVE S
002	405880	0690	9/22/09	\$316,500	\$307,000	1020	7	2003	4	7320	Y	N	7519 S SUNNYCREST RD
002	118000	0630	4/27/09	\$332,950	\$308,000	1900	7	1920	3	3225	N	N	8418 S 114TH ST
002	122304	9123	9/8/09	\$320,000	\$309,000	1100	7	1957	3	11000	Y	N	8031 S 118TH ST
002	118000	2378	2/23/09	\$340,000	\$309,000	1950	7	2002	3	3000	N	N	8428 S 117TH PL
002	405820	0480	9/18/08	\$359,950	\$310,000	1200	7	1941	3	10486	Y	N	10966 FOREST AVE S
002	399140	0040	9/2/09	\$325,000	\$313,000	1470	7	1956	3	10050	N	N	11805 79TH AVE S
002	204580	0050	7/10/08	\$385,000	\$324,000	800	7	1946	4	7200	Y	N	10437 RAINIER AVE S
002	405880	1735	12/2/08	\$367,300	\$324,000	1140	7	1983	4	6363	Y	N	10411 CORNELL AVE S
002	928280	1590	10/22/09	\$334,900	\$328,000	1330	7	1978	4	6000	Y	N	7851 S 114TH ST
002	405880	0736	3/25/09	\$360,000	\$330,000	1670	7	1948	3	13230	Y	N	7530 S LAKERIDGE DR
002	381000	0105	12/9/08	\$375,000	\$332,000	1840	7	1984	3	16470	N	N	8050 S 114TH ST
002	405820	0990	7/17/09	\$350,000	\$333,000	1130	7	1957	3	8341	Y	N	7714 S LAKERIDGE DR
002	928280	1405	10/14/09	\$345,000	\$337,000	1310	7	1985	3	7500	N	N	7902 S 115TH ST
002	381000	0135	5/19/08	\$409,200	\$338,000	1410	7	1950	3	10561	N	N	8008 S 114TH ST
002	405880	0220	12/15/08	\$382,000	\$339,000	1090	7	1940	3	7320	Y	N	10631 FOREST AVE S
002	118000	2104	11/5/09	\$349,990	\$344,000	2160	7	2003	3	3998	N	N	8510 S 117TH ST
002	204540	0235	5/8/08	\$420,000	\$345,000	1250	7	1923	3	4186	Y	N	10403 RAINIER AVE S
002	405820	1166	7/25/08	\$425,000	\$359,000	980	7	1954	3	7823	Y	N	7911 S SUNNYCREST RD
002	405880	0185	11/23/09	\$365,000	\$361,000	1160	7	1952	3	9360	Y	N	7600 S LAKERIDGE DR
002	405880	1675	3/13/08	\$450,000	\$362,000	1120	7	1951	3	8700	Y	N	10415 FOREST AVE S
002	118000	0715	9/21/09	\$381,000	\$370,000	2050	7	2002	3	3132	N	N	8431 S 114TH ST
002	405880	0955	3/25/09	\$407,500	\$374,000	1550	7	1953	3	7252	Y	N	11004 AUBURN AVE S
002	928280	1280	10/16/09	\$385,000	\$376,000	1360	7	1979	3	6000	Y	N	7814 S 115TH PL
002	405820	0860	7/8/08	\$453,000	\$380,000	1080	7	1950	4	7200	Y	N	10834 FOREST AVE S

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	405880	0230	12/15/09	\$382,000	\$380,000	1720	7	1963	3	6720	Y	N	10645 FOREST AVE S
002	420440	0096	3/30/09	\$417,068	\$383,000	2260	7	1991	3	7200	Y	N	406 STEVENS AVE NW
002	405880	1825	12/15/09	\$393,000	\$391,000	1420	7	1972	4	8112	Y	N	10607 CORNELL AVE S
002	214480	0890	4/15/08	\$495,000	\$403,000	1440	7	1943	3	10830	N	N	13238 RENTON AVE S
002	928280	0753	5/20/09	\$495,000	\$462,000	2030	7	1966	4	6000	Y	N	7604 S 115TH PL
002	118000	2103	6/10/08	\$355,000	\$295,000	2160	8	2003	3	3498	N	N	8512 S 117TH ST
002	118000	0475	3/17/09	\$325,000	\$297,000	1630	8	1956	3	6450	Y	N	8530 S 114TH ST
002	399140	0079	10/6/09	\$310,000	\$302,000	1460	8	1977	3	8400	Y	N	11802 79TH AVE S
002	118000	3324	8/26/08	\$359,000	\$307,000	2050	8	2008	3	3000	N	N	8506 S 118TH ST
002	118000	2410	5/20/08	\$375,000	\$309,000	2050	8	2003	3	4000	N	N	8410 S 117TH PL
002	405820	0970	6/23/09	\$330,000	\$311,000	1290	8	1954	3	5525	Y	N	7740 S LAKERIDGE DR
002	118000	6703	6/18/08	\$386,888	\$323,000	1910	8	1999	3	6703	N	N	8624 S 123RD ST
002	122304	9018	9/29/08	\$375,000	\$324,000	1890	8	1947	3	17826	N	N	12621 84TH AVE S
002	405820	1395	12/24/09	\$325,000	\$324,000	1460	8	1953	3	7369	Y	N	7637 S SUNNYCREST RD
002	118050	0100	10/3/08	\$375,000	\$325,000	1010	8	1998	3	4627	N	N	11420 81ST PL S
002	118000	3325	7/7/08	\$389,950	\$327,000	2050	8	2008	3	3000	N	N	8504 S 118TH ST
002	381000	0846	10/29/09	\$335,000	\$329,000	1280	8	1965	3	7500	N	N	7820 S 120TH ST
002	928280	1050	8/11/09	\$349,000	\$334,000	2200	8	2004	3	3299	N	N	11541 80TH AVE S
002	405880	0135	11/17/09	\$370,000	\$365,000	2190	8	1999	3	9652	N	N	7618 S MISSION DR
002	405880	1435	5/11/09	\$395,000	\$368,000	1260	8	1953	3	6608	Y	N	7127 S SUNNYCREST RD
002	913360	0065	12/1/09	\$410,000	\$406,000	1870	8	1958	3	11108	Y	N	306 SENECA AVE NW
002	405880	0395	8/21/09	\$425,000	\$408,000	1510	8	1957	3	8319	Y	N	10424 CRESTWOOD DR S
002	118000	5892	8/21/08	\$490,500	\$418,000	1590	8	2003	3	3000	Y	N	8230 S 122ND ST
002	118000	0850	7/1/08	\$500,000	\$419,000	1570	8	1968	3	6450	N	N	8529 S 114TH ST
002	405880	1505	7/11/08	\$500,000	\$420,000	1550	8	1954	3	10191	Y	N	10423 FOREST AVE S
002	405820	1440	3/19/08	\$540,000	\$436,000	1150	8	1948	3	7080	Y	N	7640 S LAKERIDGE DR
002	912460	0025	10/14/09	\$450,000	\$439,000	2040	8	1964	3	7680	Y	N	7704 S 117TH ST
002	204540	0120	3/27/09	\$490,000	\$449,000	1870	8	2008	3	3942	Y	N	10507 RAINIER AVE S
002	405880	0470	11/16/09	\$456,000	\$450,000	1500	8	1958	3	7320	Y	N	10404 FOREST AVE S
002	913360	0015	7/23/09	\$472,500	\$450,000	2140	8	1958	4	14880	N	N	264 SENECA PL NW
002	118000	7967	6/5/09	\$530,000	\$497,000	2120	8	2007	3	3000	Y	N	8308 S 124TH ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	118000	7230	9/25/09	\$420,000	\$408,000	2610	9	2004	3	10680	Y	N	8211 S 123RD ST
002	956480	0103	2/24/09	\$549,900	\$499,000	3030	9	2008	3	17305	N	N	107 NW 6TH ST
002	174290	0030	7/14/09	\$630,000	\$598,000	2050	9	1969	3	8569	Y	N	550 RAYMOND PL NW
002	118000	6350	11/17/09	\$496,000	\$489,000	2700	10	2006	3	7163	Y	N	8201 S 122ND ST
002	420440	0184	12/1/08	\$565,000	\$499,000	2887	10	2006	3	5130	Y	N	323 LIND AVE NW
002	722929	0020	1/17/08	\$640,000	\$505,000	2720	10	2007	3	4992	Y	N	306 LIND AVE NW
003	722400	0135	4/15/08	\$225,000	\$183,000	1000	5	1941	2	5375	N	N	110 PELLY AVE N
003	723150	1450	9/2/08	\$220,000	\$188,000	1020	5	1920	3	5780	N	N	536 WELLS AVE S
003	722550	0215	4/29/09	\$205,000	\$190,000	790	5	1943	4	4128	N	N	440 WILLIAMS AVE N
003	214370	1400	7/16/08	\$240,000	\$202,000	770	5	1913	3	6097	N	N	400 SW 4TH PL
003	135230	0115	3/12/09	\$223,000	\$204,000	910	5	1932	4	4120	N	N	226 GARDEN AVE N
003	783930	0080	1/22/09	\$243,900	\$219,000	1180	5	1906	4	4796	N	N	525 BURNETT AVE S
003	784030	0085	7/17/08	\$259,950	\$219,000	970	5	1905	5	4800	N	N	530 MORRIS AVE S
003	135230	0110	8/19/09	\$249,900	\$240,000	710	5	1928	4	4120	N	N	230 GARDEN AVE N
003	783980	0135	1/2/08	\$319,000	\$250,000	1640	5	1912	4	4800	N	N	315 SMITHERS AVE S
003	783930	0010	7/8/08	\$380,501	\$320,000	1560	5	1900	4	4800	N	N	504 SMITHERS AVE S
003	135230	1140	11/5/09	\$182,000	\$179,000	820	6	1938	3	4930	N	N	1526 N 3RD ST
003	000720	0013	10/13/09	\$205,000	\$200,000	1280	6	1924	3	3920	N	N	84 LOGAN AVE S
003	722400	0375	7/2/09	\$217,500	\$206,000	790	6	1941	4	3225	N	N	232 PELLY AVE N
003	722550	0495	6/18/08	\$260,000	\$217,000	910	6	1950	3	4815	N	N	308 BURNETT AVE N
003	722500	0100	10/21/09	\$225,000	\$220,000	940	6	1947	3	5000	N	N	424 WELLS AVE N
003	135230	0280	5/9/08	\$269,290	\$221,000	1300	6	1938	4	4120	N	N	310 GARDEN AVE N
003	722550	0085	8/10/09	\$250,000	\$239,000	1470	6	1929	4	4815	N	N	442 BURNETT AVE N
003	214370	1315	12/11/09	\$255,000	\$253,000	750	6	1912	4	5009	N	N	430 SW 4TH PL
003	722400	0420	10/14/09	\$289,500	\$283,000	1240	6	1910	5	5375	N	N	200 PELLY AVE N
003	722650	0025	5/18/09	\$320,000	\$298,000	1330	6	1920	5	4000	N	N	237 WELLS AVE N
003	000720	0118	4/7/08	\$379,000	\$308,000	1210	6	1936	4	6095	N	N	87 WILLIAMS AVE S
003	722600	0160	6/25/08	\$370,700	\$310,000	1480	6	1925	4	4560	N	N	801 N 2ND ST
003	722500	0445	6/25/08	\$384,000	\$321,000	860	6	1901	5	5400	N	N	108 WELLS AVE N
003	135230	1065	1/3/08	\$315,000	\$247,000	1400	7	1999	3	5496	N	N	1515 N MARION ST
003	135230	0085	1/22/08	\$363,000	\$287,000	1420	7	1932	4	4738	N	N	248 GARDEN AVE N

**Improved Sales Used in this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Adj Sale Price</b>	<b>Above Grade Living</b>	<b>Bld Grade</b>	<b>Year Built/ Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	784030	0156	2/6/08	\$315,500	\$251,000	1160	8	2007	3	2400	N	N	505 SMITHERS AVE S
003	784030	0157	7/21/08	\$315,000	\$266,000	1160	8	2007	3	2399	N	N	509 SMITHERS AVE S
003	784030	0158	3/21/08	\$329,900	\$266,000	1160	8	2007	3	2399	N	N	511 SMITHERS AVE S

**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	018200	0111	8/4/08	\$210,000	POOR CONDITION. NOT ENOUGH REPRESENTATION
001	018500	0091	1/15/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	018500	0110	12/19/08	\$155,000	DOR RATIO
001	018500	0135	2/8/08	\$250,000	PREVIMP<=25K
001	039900	0110	1/16/08	\$57,437	QUIT CLAIM DEED
001	039900	0276	6/17/08	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	039920	0015	10/1/09	\$135,000	NO MARKET EXPOSURE
001	039920	0120	10/7/08	\$310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	094900	0023	3/12/08	\$596,250	RELATED PARTY, FRIEND, OR NEIGHBOR
001	112304	9100	10/12/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	132304	9021	9/17/08	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	132304	9052	12/9/08	\$165,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	182305	9102	7/8/08	\$247,000	NO MARKET EXPOSURE
001	182305	9102	3/6/08	\$150,000	NO MARKET EXPOSURE
001	182305	9128	5/26/09	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	182305	9128	5/16/08	\$415,115	EXEMPT FROM EXCISE TAX
001	214370	0375	8/28/08	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	214370	0931	9/16/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	214370	1016	4/16/09	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	214480	0090	7/27/09	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	214480	0225	8/25/08	\$155,000	DIAGNOSTIC OUTLIERS
001	214480	0315	12/1/09	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	214480	0465	10/15/08	\$232,696	QUIT CLAIM DEED
001	214480	0760	12/22/09	\$365,000	PREVIMP<=25K
001	214480	0887	6/19/09	\$85,000	DOR RATIO
001	214650	0230	6/10/09	\$373,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	214650	0290	7/27/09	\$265,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	217140	0171	9/14/09	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	217200	0745	6/6/08	\$396,000	PREVIMP<=25K
001	217200	0776	10/10/08	\$55,000	QUIT CLAIM DEED
001	217200	0881	2/15/08	\$208,000	DIAGNOSTIC OUTLIERS
001	298880	0045	12/22/08	\$366,481	DIAGNOSTIC OUTLIERS
001	298880	0070	11/25/09	\$152,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	298880	0095	1/25/08	\$360,000	PREVIMP<=25K
001	298880	0125	1/7/09	\$261,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	396930	0040	4/22/08	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	396930	0080	3/17/08	\$78,333	QUIT CLAIM DEED
001	396930	0080	3/17/08	\$78,333	QUIT CLAIM DEED
001	396930	0130	7/22/09	\$115,500	BANKRUPTCY - RECEIVER OR TRUSTEE
001	396930	0160	9/17/08	\$107,500	QUIT CLAIM DEED
001	396930	0195	8/14/09	\$100,631	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	670640	0110	7/29/08	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	739040	0044	4/20/09	\$215,000	DIAGNOSTIC OUTLIERS
001	747190	0045	10/19/09	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	747190	0045	1/14/09	\$208,250	EXEMPT FROM EXCISE TAX



**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	758020	0460	7/1/08	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	758020	0465	1/20/09	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	758020	0470	10/11/09	\$200,000	DIAGNOSTIC OUTLIERS
001	768960	0375	5/1/08	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	768960	0405	10/21/09	\$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	768960	0630	9/25/09	\$147,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	768960	0725	1/5/09	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	768960	0885	4/27/09	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	779840	0040	10/5/09	\$211,880	BANKRUPTCY - RECEIVER OR TRUSTEE
001	780540	0120	7/14/09	\$230,000	RELOCATION - SALE TO SERVICE
001	780600	0050	11/18/08	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781250	0140	8/5/08	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1270	4/2/08	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	781280	1305	4/8/09	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1305	2/13/09	\$259,960	EXEMPT FROM EXCISE TAX
001	781280	1405	2/25/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1415	9/14/09	\$150,350	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1585	6/25/08	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781280	1835	1/27/09	\$210,000	GOVERNMENT AGENCY
001	781280	1895	7/13/09	\$165,900	BANKRUPTCY - RECEIVER OR TRUSTEE
001	781350	0020	7/3/08	\$324,693	CORPORATE AFFILIATES
001	781350	0040	7/3/08	\$316,998	CORPORATE AFFILIATES
001	787840	0150	3/9/09	\$324,000	PREVIMP<=25K
001	788720	0145	11/15/09	\$139,600	BANKRUPTCY - RECEIVER OR TRUSTEE
001	788720	0455	6/26/09	\$156,400	NO MARKET EXPOSURE
002	062305	9011	7/16/09	\$288,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072305	9023	6/25/08	\$608,624	QUIT CLAIM DEED
002	072305	9068	4/10/09	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	072305	9073	12/8/08	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	0020	6/4/08	\$417,000	IMP COUNT
002	118000	0455	2/27/09	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	0825	4/10/08	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	118000	1335	7/11/08	\$252,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	2200	7/15/09	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	2280	8/1/08	\$192,000	SEGREGATION AND/OR MERGER
002	118000	2480	7/25/08	\$127,582	QUIT CLAIM DEED
002	118000	5125	6/22/09	\$353,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	5195	9/18/09	\$223,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	5280	1/31/08	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	5560	2/14/09	\$167,040	QUIT CLAIM DEED
002	118000	5850	8/5/08	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	118000	6704	9/17/08	\$125,440	QUIT CLAIM DEED
002	118000	6809	6/11/09	\$60,309	QUIT CLAIM DEED
002	118000	8165	5/6/09	\$339,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	118000	8289	6/27/08	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	122304	9110	3/4/09	\$132,000	QUIT CLAIM DEED
002	122304	9150	7/15/09	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	122304	9167	10/16/08	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	163760	0095	7/2/08	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	167840	0096	12/31/09	\$550,000	DIAGNOSTIC OUTLIERS
002	167840	0141	12/30/09	\$220,000	DIAGNOSTIC OUTLIERS
002	174290	0040	2/27/08	\$850,000	NO MARKET EXPOSURE
002	204580	0077	8/15/08	\$387,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	204580	0077	7/6/08	\$454,638	EXEMPT FROM EXCISE TAX
002	204580	0325	2/26/08	\$275,000	QUIT CLAIM DEED
002	214480	0022	5/12/09	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	214480	0071	3/18/09	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	381000	0025	9/24/08	\$500,000	PREVIMP<=25K
002	381000	0106	12/8/09	\$237,000	DIAGNOSTIC OUTLIERS
002	381000	0800	6/26/08	\$268,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	405820	0095	3/27/09	\$308,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	405820	0185	7/29/08	\$215,000	QUIT CLAIM DEED
002	405820	1440	1/30/08	\$540,000	RELOCATION - SALE TO SERVICE
002	405880	0450	11/10/08	\$62,167	QUIT CLAIM DEED
002	405880	2085	10/2/09	\$179,000	DIAGNOSTIC OUTLIERS
002	405880	2240	12/1/09	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	420440	0060	9/8/09	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	420440	0335	4/10/08	\$214,000	QUIT CLAIM DEED
002	670620	0030	6/2/09	\$299,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722929	0110	8/20/09	\$390,000	DIAGNOSTIC OUTLIERS
002	722929	0110	6/2/09	\$330,000	STATEMENT TO DOR;NO MARKET EXPOSURE
002	758020	0020	4/29/08	\$368,000	RELOCATION - SALE TO SERVICE
002	765700	0115	2/19/09	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	765700	0225	6/10/09	\$169,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	765760	0005	4/3/09	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	765760	0005	10/28/08	\$245,000	EXEMPT FROM EXCISE TAX
002	765760	0160	1/28/08	\$246,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	765760	0175	9/8/09	\$131,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0255	4/25/08	\$179,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0265	12/30/08	\$194,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0265	5/27/08	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0265	5/27/08	\$216,000	EXEMPT FROM EXCISE TAX
002	781280	0275	2/11/08	\$187,001	EXEMPT FROM EXCISE TAX
002	781280	0340	5/11/09	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0430	9/10/09	\$207,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	781280	0625	7/7/08	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0625	1/21/08	\$255,000	EXEMPT FROM EXCISE TAX
002	781280	0860	6/23/08	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	781280	0915	12/16/09	\$152,000	DIAGNOSTIC OUTLIERS
002	781280	1105	3/2/09	\$129,000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis**  
**Area 25**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	781280	1105	8/26/08	\$147,050	EXEMPT FROM EXCISE TAX
002	781280	1125	12/12/08	\$106,328	QUIT CLAIM DEED
002	796150	0050	1/8/09	\$252,976	QUIT CLAIM DEED
002	809360	0045	10/6/09	\$349,950	PERCENT COMPLETE CODED
002	928280	0390	6/25/08	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	928280	0405	4/15/08	\$328,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	928280	0905	8/5/09	\$375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	928280	1720	2/13/09	\$297,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	956480	0026	9/2/09	\$146,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	000720	0014	6/2/09	\$30,500	DOR RATIO
003	000720	0014	6/2/09	\$374,500	IMP COUNT
003	000720	0089	3/10/09	\$289,000	QUIT CLAIM DEED
003	135230	0330	1/29/09	\$140,000	NO MARKET EXPOSURE
003	135230	0990	8/1/08	\$120,000	DIAGNOSTIC OUTLIERS
003	214370	1315	7/21/09	\$111,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	214370	1550	5/20/08	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	214370	2150	8/4/09	\$72,000	DOR RATIO
003	569600	0255	3/2/09	\$145,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	722400	0350	3/28/08	\$299,950	IMP COUNT
003	722400	0355	3/27/08	\$199,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	722400	0525	6/11/08	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	722450	0160	1/23/08	\$250,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	722500	0175	6/18/09	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	722600	0025	4/6/09	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	722600	0025	10/28/08	\$218,785	EXEMPT FROM EXCISE TAX
003	723150	1470	10/27/08	\$109,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	723150	1530	4/30/08	\$154,300	QUIT CLAIM DEED
003	783930	0040	8/5/09	\$229,000	GOVERNMENT AGENCY
003	783930	0155	7/9/09	\$95,550	BANKRUPTCY - RECEIVER OR TRUSTEE
003	783930	0200	4/25/08	\$360,000	IMP COUNT
003	784030	0005	9/17/08	\$108,853	QUIT CLAIM DEED
003	784080	0255	10/21/08	\$273,600	IMP COUNT

***Vacant Sales Used in this Annual Update Analysis  
Area 25***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
001	112304	9045	10/30/2009	\$ 179,000	26874	N	N
001	217140	0040	05/23/2008	\$ 372,500	40000	N	N
001	298880	0182	10/29/2009	\$ 130,000	13005	Y	N
001	427990	0170	01/30/2008	\$ 120,000	8472	N	N
002	405820	1405	03/18/2009	\$ 250,000	7320	Y	N
002	405880	1810	05/14/2008	\$ 170,000	9447	Y	N

***Vacant Sales Removed from this Annual Update Analysis  
Area 25***

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
001	798980	0018	10/14/2008	\$ 120,000	QUIT CLAIM DEED
002	405820	0991	07/21/2008	\$ 100,000	QUIT CLAIM DEED;
002	118000	6635	12/10/2009	\$ 10,000	DOR RATIO
001	112304	9045	07/29/2009	\$ 60,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	427990	0170	11/13/2009	\$ 304,000	DOR RATIO
002	214480	0044	08/04/2009	\$ 25,000	DOR RATIO
001	798980	0017	08/19/2008	\$ 45,000	DOR RATIO
002	118000	5751	02/06/2009	\$ 48,500	QUIT CLAIM DEED;

## **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

## **Definition and date of value estimate:**

### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

*Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.*

### **Highest and Best Use**

**RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less*

*productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

***Wash Constitution Article 7 § 1 Taxation:*** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

***Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)*** *“the entire [fee] estate is to be assessed and taxed as a unit”*

***Folsom v. Spokane County, 111 Wn. 2d 256 (1988)*** *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*





## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
*Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor